



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

October 24, 1977

Present: Cutter, Zielinski, Hannaford, Kulmala, Bridges,
Raftery

Minutes of the October 10, 1977, meeting were accepted as read. Two typographical errors were noted.

The Definitive Plan of Hemlock Hill Estates was presented. The plan consists of 11 lots (3 porkchop) and consists of a continuation of Hemlock Hill Road and a new Oak Knoll Road. The extension of Hemlock Hill Road conforms to the 50' right-of-way requirements but the width of pavement will be the same as the first part of the road.

Drainage is designed for a 50-year storm and Frank Hannaford reported that CVP would not be concerned if catch-basins went over the 300' figure by 15 feet or so. Frank reported that CVP's prime concern was the original part of Hemlock Hill Road. Nickerson reported that the 12% grade now shown will be cut back to 8%. The 10% grade on Oak Knoll Road will be discussed with CVP for their recommendations. Reducing the grade to 8% in accordance with Planning Board guidelines will in this case cause other problems regarding drainage and steeper side slopes.

The Planning Board requested that the easements at both ends of Oak Knoll Road for temporary turnarounds be large enough (80' radius) for a permanent turnaround. When the road is ready for construction in about two years, a final decision can be made as to what is the best construction at that time.

Notice will go to abutters and legal notice will be published for a November 14 hearing on Hemlock Hill Estates. Advise of Town Counsel will be sought as to whether or not the Covenant for Hemlock Hill applies to Hemlock Hill Estates.

Fred Hayes presented a plan of land on Prospect Street owned by Richard E. Storer, Trustee, Storer Realty Trust. The plan showed four lots of 2.06; 5.76 (porkchop; 2.13; and 6.16 (porkchop) acres. The plan was signed under Approval Not Required.

Bill Bridges reported that at a recent meeting of the Long Term Capital Requirements Committee two questions arose regarding the DPW location on the Conant Land. 1--to what degree was the "pocket wetland" a problem to building the DPW on the Westford Street location. 2--was it necessary to relocate the brook if the Interior Scheme location were used.

Regarding the recent Selectmen's meeting where the DPW facility was discussed, Kay Kulmala reported that consideration is now being given to building a small facility to be used in conjunction with the present DPW building and some felt the Interior Scheme had an economic advantage. The Selectmen voted \$2500 for a study to be performed by professionals. The Building Committee is to work with the Planning Board and the Conservation Committee to set guidelines for the consultant. The survey should be done before snow--the consultant could perhaps be hired within three weeks.

Roger Corbin appeared with the Deck House plan for Bedford Road, this plan showing location of the proposed private access driveway. It is Town Counsel's interpretation that only a private driveway serving one lot can cross a wetlands district and this driveway on the Deck House plan serves 18 lots. Therefore, the Conservation Commission had not given the necessary permit. It was reported that the Planning Board was to receive a letter from the Conservation Commission requesting certain action by the Board, but in the absence of this letter no action, if any were possible, could be taken at this time.

It was pointed out that the previous Deck House plan was properly signed by the Board under Approval Not Required. It was also pointed out that the Board of Appeals no longer has the power to grant use variances.

Meeting adjourned at 10:45pm.

Respectfully submitted,



Meredith DeLong, Secretary